

The Watts Bar Land Planning process is a systematic method of identifying and evaluating the most suitable use of public lands under TVA stewardship. It uses resource data, computer analysis and public input to allocate land uses to the following land management zones which correspond to the column labeled 'Pre-allocated Zone Allocation A' in the table below. Pre-allocation reflects the current land conditions and projected future land use needs. To provide your input on how any or all lands should be allocated, link to the comment form from the Watts Bar Land Plan main page, or attend the public open house.

**Non-TVA Shoreland (Zone 1)** – Privately owned reservoir lands or lands where TVA maintains flowage easements. This zone will not be changed through the land planning process.

**Project Operations (Zone 2)** – Land managed for public works including navigation and power generation. Project operations lands may also provide a security buffer around TVA facilities.

**Sensitive Resource Management (Zone 3)** – Land managed for the protection of significant cultural resources, endangered species, wetlands, and natural and scenic areas.

**Natural Resource Conservation (Zone 4)** – Land managed for forestry, wildlife enhancement, and dispersed recreation, i.e., hiking, primitive camping, and hunting.

**Economic Development (Zone 5)** – Land managed for commercial business, light manufacturing, and general industrial purposes.

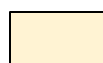
**Developed Recreation (Zone 6)** – Land managed to provide recreation activities requiring capital development, i.e., campgrounds, concrete boat ramps, beaches, toilet buildings, marinas, greenways, etc.

**Shoreline Access (Zone 7)** – TVA-owned lands where approvals for shoreline alterations are considered. TVA's 1998 Shoreline Management Initiative determined the extent of shoreline access lands; therefore, this zone will not be changed through the land planning process.

For planning purposes, land is considered committed if it is under lease, license, or contract; is a developed TVA project such as a dam reservation or power lines; has known sensitive resources present; has a management plan; fronts land transferred or sold for public recreation use; or is a TVA-developed recreation area. Agricultural licenses and other temporary permits are considered to be an interim use of TVA public land and therefore are generally not considered to be committed. All other TVA owned land is considered uncommitted and is available for planning.



**Committed land**



**Uncommitted land**

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Watts Bar Land Plan Parcel Information Table

PARCEL NUMBER	Pre-allocated Zone Allocation A	BRIEF DESCRIPTION OF ALLOCATED PARCELS
34	7	Requests for private water-use facilities will be considered at this location; Fronts Indian Shadows Subdivision.
37	6	Blue Springs: License Agreement
38	7	Requests for private water-use facilities will be considered at this location; Fronts Williams and Bayside Subdivisions.
39	4	Protection of wildlife habitat and shoreline vegetation.
40	4	Protection of wildlife habitat and shoreline vegetation.
41	6	License for commercial recreation; BBH Bayside Marina & Resort, LLC.
42	6	License for commercial recreation (marina); Bayside Marina.
43	7	Requests for private water-use facilities will be considered at this location; Fronts Irwinton Shores and Bayview Subdivisions.
44	4	Protection of wildlife habitat and shoreline vegetation.
45	6	Fronts land sold for recreation (campground); Knoxville Presbytery of the Presbyterian Church (Camp John Knox).
46	3	Protection of Thief Neck Island; also protects significant historic structures and cultural resources.
47	3	Protection of significant cultural resources.
48	7	Requests for private water-use facilities will be considered at this location; Fronts Shorewood, Woodland Cove, Bluff Shores and Calvin Cannon Subdivisions.
12-22	6	Fronts land transferred to the State of TN XTWBR-22; under licenses to TWRA for public recreation.
12-23	6	Fronts land transferred to the State of TN XTWBR-23; under licenses to TWRA for public recreation.
49	4	Protection of wildlife habitat and shoreline vegetation.
50	3	Protection of significant historic structures, wetlands, and cultural resources; includes multiple islands.
51	4	Protection of wildlife habitat and shoreline vegetation.
52	7	Requests for private water-use facilities will be considered at this location; Fronts Robert Beard and Hensley Point Subdivisions.
12-32	6	Fronts land transferred to the State of TN XTWBR-32; under licenses to TWRA for public recreation.
53	7	Requests for private water-use facilities will be considered at this location; Fronts Holiday hills and Garlington Point Subdivisions.
54	4	Protection of wildlife habitat and shoreline vegetation; includes multiple islands.
55	4	Protection of wildlife habitat and shoreline vegetation.
56	7	Requests for private water-use facilities will be considered at this location; Fronts Lake Harbor Subdivision.
57	3	Protection of significant historic structures.
58	4	Protection of wildlife habitat and shoreline vegetation.
59	7	Requests for private water-use facilities will be considered at this location; Fronts Idle Oaks Subdivision.
60	4	Protection of wildlife habitat and shoreline vegetation.
61	7	Requests for private water-use facilities will be considered at this location; Fronts Tanglewood and Anderson Point Subdivisions.
12-38	6	Fronts land transferred to the State of TN XTWBR-38; under licenses to TWRA for public recreation.
12-39	6	Fronts land transferred to the State of TN XTWBR-39; under licenses to TWRA for public recreation.
62	4	Protection of wildlife habitat and shoreline vegetation.
63	7	Requests for private water-use facilities will be considered at this location; Fronts Ross Estates and Stenberg Subdivisions.
64	4	Protection of wildlife habitat and shoreline vegetation.
65	3	Protection of Marney Bluff Habitat Protection Area.

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PARCEL NUMBER	Pre-allocated Zone Allocation A	BRIEF DESCRIPTION OF ALLOCATED PARCELS
66	7	Requests for private water-use facilities will be considered at this location; Fronts Lakeview Homesites Subdivision.
67	4	Protection of wildlife habitat and shoreline vegetation.
68	6	License for commercial recreation; Southwest Point Golf Course
69	3	Protection of significant historic structures; island.
70	4	Protection of wildlife habitat and shoreline vegetation.
71	7	Requests for private water-use facilities will be considered at this location;
12-41	6	Fronts land transferred to the State of TN XTWBR-41; under licenses to TWRA for public recreation.
12-57	6	Fronts land transferred to the State of TN XTWBR-57; under licenses to TWRA for public recreation
72	4	Land use permit to TWRA for Wildlife Management Area.
73	7	Requests for private water-use facilities will be considered at this location; Fronts Henley Property, Angler's Cove and Island Grove Subdivisions.
74	6	Lease for commercial campground; Riley Creek Recreation Area (Bill Dean)
75	3	Protection of significant wetlands and cultural resources; islands.
76	4	Protection of wildlife habitat and shoreline vegetation; adjacent to Riley Creek Campground
77	7	Requests for private water-use facilities will be considered at this location.
78	3	Protection of significant wetlands and cultural resources; islands. Land use permit to TWRA for wildlife management.
79	4	Protection of wildlife habitat and shoreline vegetation.
80	4, 5 or 6	Adjacent landuses may have changed since the previous plan. Public input is needed to determine allocation.
12-59	6	Fronts land transferred to the State of TN XTWBR-59; under licenses to TWRA for public recreation.
81	7	Requests for private water-use facilities will be considered at this location; Fronts Laurel Creek Woods Subdivisions.
12-60	6	Fronts land transferred to the State of TN XTWBR-60; under licenses to TWRA for public recreation.
82	4	Protection of wildlife habitat and shoreline vegetation.
83	7	Requests for private water-use facilities will be considered at this location.
84	4	Protection of wildlife habitat and shoreline vegetation.
85	2	Navigation safety harbor
86	6	License for commercial recreation; Whitestone Inn
87	4	Protection of wildlife habitat and shoreline vegetation.
88	3	Protection of significant cultural resources; Paint Rock Wildlife Refuge including Wilson and Huffine Islands.
116	6	Lakeside Golf Course under license for commercial recreation.
117	7	Requests for private water-use facilities will be considered at this location; Fronts Crestwood Subdivision.
118	7	Requests for private water-use facilities will be considered at this location; Fronts Green Acres, Lawson Farm, Parkeys and Villages of Center Farm Subdivisions.
12-43	6	Fronts land transferred to the State of TN XTWBR-43; under licenses to TWRA for public recreation.
119	7	Requests for private water-use facilities will be considered at this location; Fronts Sequoyah Shores and L.E. Banker Property Subdivisions.
120	2	Navigation Safety Harbor; Land use permit to TWRA for maintenance base; <u>Transfer</u> to City of Kingston and an Easement to the City of Kingston for public recreation.

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PARCEL NUMBER	Pre-allocated Zone Allocation A	BRIEF DESCRIPTION OF ALLOCATED PARCELS
121	6	License to City of Kingston for public recreation (park); License to Roane County Board of Education for parking and play field.
122	2	Location of TVA's Kingston Pump Station. License to Roane County Department of Education for parking area.
123	7	Requests for private water-use facilities will be considered at this location; Fronts Lakeshore #2, Lakewood Landing, and Woodhaven Subdivisions.
12-55	6	Fronts land transferred to the State of TN XTWBR-55; under licenses to TWRA for public recreation.
124	7	Requests for private water-use facilities will be considered at this location; Fronts River Oaks Subdivision.
125	6	Easement to City of Kingston for public recreation; Ladd Park.
12-54	6	Fronts land transferred to the State of TN XTWBR-54; under licenses to TWRA for public recreation.
152	3	Protection of Sugar Grove Habitat Protection Area.
191	5	Narrow parcel located between I-40 and Highway 70.
192	4	Protection of wildlife habitat and shoreline vegetation.
193	3	Protection of significant wetlands.
194	3	Protection for Rayburn Bridge Habitat Protection Area.
195	7	Requests for private water-use facilities will be considered at this location; Fronts Roberts Heights Subdivision.
12-44	6	Fronts land transferred to the State of TN XTWBR-44; under License to TWRA for public recreation.
196	3	Protection for Stowe Bluff Habitat Protection Area.
197	7	Requests for private water-use facilities will be considered at this location; FrontsWestshore Estates and Lake Forest Estates Subdivisions.
12-37	6	Fronts land transferred to the State of TN XTWBR-37; under License to TWRA for public recreation.
198	2	Navigation Safety Landing; also contains significant cultural resources.
199	7	Requests for private water-use facilities will be considered at this location; Fronts portion of Bowman Estates Subdivisions.
200	4	Protection of wildlife habitat and shoreline vegetation.
201	6	Fronts land transferred to Roane County for public recreation. License for Public Recreation; Roane County Park
202	4	Protection of wildlife habitat and shoreline vegetation.
203	7	Requests for private water-use facilities will be considered at this location; Fronts Dodson Subdivision.
204	4	Protection of wildlife habitat and shoreline vegetation.
205	3	Protection of significant wetlands
206	7	Requests for private water-use facilities will be considered at this location.
207	2	Navigation Safety Harbor; also contains significant cultural resources.
208	7	Requests for private water-use facilities will be considered at this location.
209	4	Protection of wildlife habitat and shoreline vegetation.
12-36	6	Fronts land transferred to the State of TN XTWBR-36; under License to TWRA for public recreation.
210	7	Requests for private water-use facilities will be considered at this location; Fronts Pin Oak Point I and II Subdivisions.
211	2	Navigation Safety Harbor.
12-31	6	Fronts land transferred to the State of TN XTWBR-31; under License to TWRA for public recreation.
212	7	Requests for private water-use facilities will be considered at this location; Fronts Lock Haven Estates Subdivisions.
213	2	Navigation Safety Harbor.
12-30	6	Fronts land transferred to the State of TN XTWBR-30; under License to TWRA for public recreation.

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PARCEL NUMBER	Pre-allocated Zone Allocation A	BRIEF DESCRIPTION OF ALLOCATED PARCELS
214	3	Protection of significant historic structures, wetlands, and cultural resources; includes multiple islands.
215	7	Requests for private water-use facilities will be considered at this location.
12-35	6	Fronts land transferred to the State of TN XTWBR-35; under License to TWRA for public recreation.
12-34	6	Fronts land transferred to the State of TN XTWBR-34; under License to TWRA for public recreation.
216	7	Requests for private water-use facilities will be considered at this location.
217	4	Protection of wildlife habitat and shoreline vegetation.
218	5	Existing barge terminal onsite; may be suitable as an industrial site.
219	6	Fronts land transferred to City of Rockwood for public recreation. License for Public Recreation; City of Rockwood Park.
220	7	Requests for private water-use facilities will be considered at this location; Fronts Crystal Cove Subdivisions.
221	7	Requests for private water-use facilities will be considered at this location.
222	6	License for commercial recreation; Harbour Point Marina.
12-29	6	Fronts land transferred to the State of TN XTWBR-29; under License to TWRA for public recreation.
223	3	Protection of significant cultural resources; also contains a Navigation Safety Harbor.
224	4	Protection of wildlife habitat and shoreline vegetation; also contains a Navigation Safety Harbor.
225	7	Requests for private water-use facilities will be considered at this location; Fronts Cove Point and Bella Mara Subdivisions.
226	4	Protection of wildlife habitat and shoreline vegetation.
12-24	6	Fronts land transferred to the State of TN XTWBR-24; under License to TWRA for public recreation.
227	3	Protection of significant cultural resources; island.
228	4	Protection of wildlife habitat and shoreline vegetation.
229	7	Requests for private water-use facilities will be considered at this location; Fronts Molyneux Subdivision.
230	6	License for Commercial Recreation; Brigadoon.
231	4	Protection of wildlife habitat and shoreline vegetation. Includes all zone 4 islands in White's Creek Embayment.
232	7	Requests for private water-use facilities will be considered at this location; Fronts Eagle Point Subdivision.
12-27	6	Fronts land transferred to the State of TN XTWBR-27; under License to TWRA for public recreation.
233	3	Protection of significant historic structures and wetlands; includes Whites Creek inflow area.
234	7	Requests for private water-use facilities will be considered at this location; Fronts Whites Creek Subdivision.
235	6	Fronts Lakeside Resort.
236	4	Protection of wildlife habitat and shoreline vegetation.
237	3	Proposed addition to Whites Creek Small Wild Area.
12-26	6	Fronts land transferred to the State of TN XTWBR-26; under License to TWRA for public recreation. Trailhead for Whites Creek Small Wild Area trail.
238	3	Protection for Whites Creek Small Wild Area.
239	7	Requests for private water-use facilities will be considered at this location; Fronts Apollo Shores Subdivision.
240	6	Pre-allocated to Zone 6 for use as possible expansion of Arrowhead Resort.
241	6	License for Commercial Recreation; Arrowhead Resort.
12-18	6	Fronts land transferred to the State of TN XTWBR-18; under License to TWRA for public recreation.

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PARCEL NUMBER	Pre-allocated Zone Allocation A	BRIEF DESCRIPTION OF ALLOCATED PARCELS
244	7	Requests for private water-use facilities will be considered at this location; Fronts Bayshore, Sunset Hills Estates and Terrace View Resort Subdivisions.
245	6	License for commercial recreation; Terrace View Marina.
246	4	Protection of wildlife habitat and shoreline vegetation.
247	7	Requests for private water-use facilities will be considered at this location; Fronts Hickory Hills and Ewing Subdivisions.
248	7	Requests for private water-use facilities will be considered at this location; Fronts Watts Bar Estates Subdivision.
306	4	Protection of wildlife habitat and shoreline vegetation; includes all zone 4 islands located between TN River Miles 530-568, except islands associated with Foshee Peninsula, Tract 7.